City of Lafayette Staff Report

For: City Council

By: Leah C. Greenblat, Transportation Planner

Date Written: February 26, 2008

Meeting Date: March 10, 2008

Subject: Consideration of a Notice of Exemption and an Addendum to the Citywide Master Walkways Plan Project List of a Stanley Boulevard-Springbrook Rd. Walkway Between Camino Diablo and Bacon Way

---

Introduction / Discussion

The Planning and Circulation Commissions have separately reviewed and recommended that the City Council adopt a proposed addendum to the Citywide Master Walkways Plan Project List. The staff reports and draft minutes from these meetings are attached. Staff recommends adoption of the Notice of Exemption and Resolution No. 2008-04, attached, adding a walkway project on Stanley Boulevard-Springbrook Way to the Master Walkways Plan.

Fiscal Impact

There is no fiscal impact associated with adding the project to the Plan. Staff estimates the cost of construction to be approximately $687,000. Historically, the City Council has funded sidewalk projects through grant funding. Due to the project's proximity to schools and the street's collision history, staff believes this project to be a strong candidate for grant funding. Staff anticipates that a combination of grants would be necessary to fund the entire project. Depending on when grant funds become available, the project may be constructed in usable segments.

Recommendation

1. Adopt Notice of Exemption for Addendum to the Master Walkways Plan Project List
2. Adopt Resolution No. 2008-04 adding Stanley Boulevard-Springbrook Road between Camino Diablo and Bacon Way to the Master Walkways Plan Project List

Attachments

1. Resolution No.2008-04
2. Notice of Exemption
3. Circulation Commission staff report dated January 30, 2008
4. Excerpt of draft Circulation Commission minutes from February 4, 2008
5. Planning Commission staff report dated February 7, 2008
6. Excerpt of Planning Commission Action Agenda from February 21, 2008

BEFORE THE CITY COUNCIL OF THE CITY OF LAFAYETTE

In the matter of:

Adopting an addendum to the 2006 Master Walkways Plan Project List adding a project On the north side of Stanley Boulevard – Springbrook Road between Camino Diablo And Bacon Way	)	Resolution No. 2008-04

WHEREAS, at its June 28, 1999 meeting, the Lafayette City Council adopted the Master Walkways Plan;

WHEREAS, at its November 8, 1999 meeting, the Lafayette City Council adopted Appendix A Prioritization of Walkways Plan List;

WHEREAS, at its March 27, 2006 meeting, the Lafayette City Council revised three appendices to the Plan;

WHEREAS, the 1999 Master Walkways Plan is intended to provide guidance in the development of a "system of walkways that will afford safe and efficient pedestrian movement along roads and streets having significant foot and vehicular traffic" and calls for an annual review of the Master Walkways List;

WHEREAS, the Circulation Commission held a noticed public meeting on February 4, 2008 in order to consider and recommended the addition of a walkway on the north side of Stanley Boulevard-Springbrook Way between Camino Diablo and Bacon Way to the Master Walkways Plan Project List;

WHEREAS, the Planning Commission held noticed public hearing on the proposed addendum's consistency with the General Plan on February 21, 2008

WHEREAS, the Planning Commission found the draft addendum to be consistent with the General Plan and recommended forwarding the proposed draft addendum to the City Council;

WHEREAS, staff recommends adopting the draft addendum to the Master Walkways Plan Project List;

WHEREAS, the City Council has reviewed the draft addendum and the Planning Commission's recommendations at its March 10, 2009 meeting;

Now, therefore,

BE IT RESOLVED that this project is not subject to CEQA pursuant to Government Code Section 15061(b)(3) because it can be seen with certainty that this project has no environmental impacts.

BE IT FURTHER RESOLVED that the City Council adopts an addendum to the Master Walkways Plan Project List to add a walkway project on the north side of Stanley Boulevard – Springbrook Road between Camino Diablo and Bacon Way.

PASSED AND ADOPTED by the City Council of the City of Lafayette at a regular meeting of said Council on March 10, 2008 by the following vote:
AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

_____

Mike Anderson, Mayor

ATTEST:

_____

Joanne Robbins, City Clerk

NOTICE OF EXEMPTION

TO: **County Clerk**
County of Contra Costa
P.O. Box 350
Martinez, CA 94553

FROM: **City of Lafayette**
Engineering Services Division
3675 Mt. Diablo Blvd., Suite 210
Lafayette, CA 94549

Project Title: Addendum to Master Walkways Plan Project List

Project Location *(include city and county)*: Stanley Boulevard-Springbrook Road, Lafayette, Contra Costa County

Description of Nature, Purpose, and Beneficiaries of Project: Plan for the possible future location of a walkway project within the City of Lafayette.

Name of Public Agency Approving Project: City of Lafayette

Name of Person or Agency Carrying Out Project: City of Lafayette

Exempt Status: *(check one)*

___ Ministerial (Sec. 21080(b)(1); 15268)
___ Declared Emergency (Sec. 21080(b)(3); 15269(a))
___ Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
___ Categorical Exemption (Class ___) (Sec. 21080(b)(9); 15300)
_X_ Project Not Subject to CEQA (Sec. 15061(b)(3))
___ Project Not Approved by Agency (Sec. 21080(b)(5); 15270(a))

Reasons why project is exempt:

The proposed project has been determined to be exempt under the general rule that CEQA applies to only projects that have the potential for causing a significant effect on the environment. The Master Walkways Plan and its project list is a planning document identifying a system of proposed walkways for pedestrian travel adjacent to existing roadways. Since this is a planning document only for potential projects adjacent to existing improvements, the project should not result in any significant impacts on the environment. Additionally, if the walkway identified in the plan is proposed for development, then implementation of such development would be subject to CEQA and evaluated at that time for its potential impacts on the environment including, aesthetics, vegetation and habitat removal, traffic, and soils and geology.

Contact Person: **Leah Greenblat, Transportation Planner Telephone: 925.299.3229**

City of Lafayette Staff Report

For:	Circulation Commission
By:	Leah C. Greenblat, Transportation Planner
Date Written:	January 30, 2008
Meeting Date:	February 4, 2008
Subject:	Consideration of an Addendum to the Master Walkways Plan Project List

---

Introduction / Discussion

In June of 1999, the City Council adopted the City of Lafayette Master Walkways Plan and in February of 2006, the Council adopted revisions to the Plan's appendices, including its project list. Although the Circulation Commission made a number of other recommendations at that time, only the revisions to the appendices were adopted. The current Plan includes a walkway project on both sides of Stanley Boulevard from Pleasant Hill Road to Camino Diablo. The proposed addition to the project list would result in a continuous walkway facility extending east of Camino Diablo to Bacon Way on the north side of Stanley Boulevard-Springbrook Road.

The City of Lafayette Engineering and Police Services staffs and the Circulation Commission have been working with the Stanley-Springbrook neighborhood on speed reduction related issues and developing a neighborhood traffic calming plan. As part of the traffic calming plan's development, the matter of pedestrian safety was recognized as an issue needing to be addressed. The Engineering Services staff undertook a preliminary engineering evaluation of the street to determine how a sidewalk could be incorporated. A preliminary sidewalk plan has been presented to the neighborhood which places a sidewalk on the north side of Stanley Boulevard-Springbrook Road between Camino Diablo and Bacon Way. As part of the recent traffic calming balloting, the residents and property owners were requested to provide an advisory opinion on whether or not they supported a sidewalk along the subject section of the roadway. With a 67% ballot return rate, the residents supported a sidewalk by over 76%.

Following the outcome of the advisory vote, the Stanley-Springbrook Neighborhood Action Team met and agreed to forward a request to the Circulation Commission to add the sidewalk to the Master Walkways Plan.

ITEM 5A

After the Circulation Commission considers this item, the Planning Commission will hold a public hearing on February 21, 2008 to review the project's consistency with the City of Lafayette's General Plan and to consider forwarding a recommendation of adoption to the City Council. The City Council is tentatively scheduled to consider this item at its March 10, 2008 meeting.

Fiscal Impact

There is no fiscal impact associated with adding the project to the Plan. Staff estimates the cost of construction to be approximately $687,000. Historically, the City Council has funded sidewalk projects through grant funding. Due to the project's proximity to schools and the street's collision history, staff believes this project to be a strong candidate for grant funding. Staff anticipates that a combination of grants would be necessary to fund the entire project. Depending on when grant funds become available, the project may be constructed in usable segments.

Recommendation

Forward a recommendation to the Planning Commission and City Council recommending the adoption of an addendum to the Master Walkways Plan's Project List to include a project on the north side of Stanley Boulevard – Springbrook Road from Camino Diablo to Bacon Way.

c:\users\lgreenblat\documents\leah's work files\circulation commission\staff reports\2008\walkway plan addendum-stanley-springbrook.doc

City of Lafayette
Circulation Commission Regular Meeting
Minutes

Lafayette Community Center
Lafayette, CA

February 4, 2008
7:00 PM

1. Call to Order Chair Ross called the meeting to order at 7:08 PM.

2. Roll Call

Present: Chair Ross, Vice Chair Hughes, Commissioners Holit, Poling, and Sevilla

Absent: Commissioners Hiden and Wood (excused)

BPAC: None

Staff: Ms. Leah Greenblat, Transportation Planner; Mr. Chuck DeLeuw, Consulting Traffic Engineer, Ms. Marie Pettersen, Contract Minutes Taker

3. Adoption of the Agenda

Commissioner Holit moved and Commissioner Sevilla seconded adoption of the agenda as submitted. The motion was approved by unanimous voice vote.

4. Public Comments

There was no public comment on an item not on the agenda.

5. Public Hearings

a. Consideration of an Addendum to the Master Walkways Plan Project List

Ms. Greenblat stated that Commissioner Holit and staff had been working with the Stanley-Springbrook neighborhood to develop their traffic calming program. A plan for a sidewalk extending east of Camino Diablo to Bacon Way on the north side of Stanley Boulevard-Springbrook Road was also developed with a lot of the pre-engineering completed. An advisory vote was sought from the neighborhood resulting in 76% in favor of the sidewalk. This sidewalk, which is essentially an extension of a walkway project on both sides of Stanley Boulevard from Pleasant Hill Road to Camino Diablo already in the City's Master Walkways Plan, would need to be added to the Walkway Plan. Staff is seeking the Commission's recommendation to forward to the Planning Commission and Council whether to add this project to the Walkways Project list. If recommended, it would then go to the Planning Commission to determine if it is consistent with the City's General Plan, and then to Council. Staff recommends adding the walkway to the Plan.

Commissioner Poling asked what effect adding this walkway would have on the prioritization of other projects in the Plan.

Ms. Greenblat said it would make grant applications stronger as it would have gone through a more public process before its inclusion in the Walkways Plan. Not every grant application is appropriate for every project. This location has potential benefits related to it, such as school access, which grant reviewers look on favorably.

Commissioner Holit asked about the diversity of grant sources and building the sidewalk by itself.

Ms. Greenblat said it could be built independently of the traffic calming project.

Chair Ross opened the meeting to public comment on this item.

Mary Mlynek thanked Commissioner Holit and Ms. Greenblat for all the time they spent working with their group. She said the neighborhood needs a sidewalk, as there are lots of young families with children in the area who walk to Springhill Elementary.

Robert Harrison lives at the corner of Springhill and Bacon and does not support the sidewalk because he feels it will not solve the problem. Cars drive too fast and do not stop at stop signs. The sidewalk gives license to cars to continue speeding. The sidewalk will not separate pedestrians from cars and is only for the north side, which doesn't address the south side. The sidewalk is inconsistent with the rural character of the neighborhood. The sidewalk will unduly burden homeowners and deprive many of parking. There will be additional noise and loss of privacy. The sidewalk will cost too much and at $687,000 is 6x the amount for the proposed traffic calming. He believes they should increase police efforts and add stop signs as a solution.

Mary Lynn Mlynek said that 79% of the homes voted yes on the sidewalk and 76% voted yes to continue it to Bacon Way. People in the neighborhood have to walk in the street with no lights. There is a day care, church, swim club, elementary and high school in the area, all of which people must walk to in the street. There was a fatality less than a year ago. This was a strong vote in support of the sidewalk.

Don Willis has lived at the corner of Springbrook and Bacon since 1972 and they have had no sidewalk since that time. He feels the cost for the sidewalk is understated. Cars speed in the area. Barricades on the corner will be an impairment to safety and delivery people. He is against the sidewalk.

John Shea has lived in the area since 1955 and helped to initiate the installation of stop signs in the area. He feels making the streets narrower will prevent trucks from making u-turns or go through pinch points. He is against a sidewalk, as it will diminish property values. He feels there is not enough policing in the area.

Lynda Rotundo said theirs is a community that walks. She supports the walkway and thanked Ms. Greenblat, Mr. Coe and others for the plan for a safe walkable neighborhood.

Chair Ross closed the public comment period on this item.

Commissioner Sevilla said that people in the area have lived without sidewalks for a long time and gotten along well without them but they need to look to the future and protecting children. Safe Routes to School is a top priority for the Commission but they do need to consider everything that has been said this evening.

Vice Chair Hughes had no comments.

Commissioner Poling agreed with what Commissioner Sevilla said. Mr. Harrison had some good points, however there is tremendous public support for the sidewalk and the project followed a process that got them to this point. Regarding comments from the public about the extension not protecting pedestrians on the south side, at least the neighborhood would have a protected path on the north side. There is a high cost associated with the sidewalk but it would be substantially covered with a grant. This would not take funds from money to repair streets. She feels it is right to go forward with staff's recommendation.

Commissioner Holit said he has sat through many meetings and a strong majority of the neighbors want a sidewalk. He agrees that better policing is needed but there are no funds to add additional police. There are too many drivers racing through that stretch of road. There are sources of funds set aside for just this type of project and it will not take funds away from other projects.

Chair Ross had nothing to add but agreed with Commissioners Sevilla and Poling's comments.

Commissioner Holit moved and Commissioner Poling seconded to recommend forwarding a recommendation to the Planning Commission and Council to adopt a sidewalk project on the north side of Stanley Boulevard - Springbrook Road from Camino Diablo to Bacon Way into the Master Walkways Plan Project List. The motion was approved by unanimous voice vote.

Ms. Greenblat stated that the Planning Commission would hear this item at their February 21 meeting at 7PM and would go to Council at their March 10 meeting.

6. Old Business

a. Consideration of the Stanley-Springbrook Traffic Calming Project

Ms. Greenblat reported that this item has come before the Commission in the past year with periodic updates from Commissioner Holit and staff. One of the steps in the traffic calming process was for the neighborhood to vote on the plan. Staff distributed 400 ballots in the study area and 150 in the focus area with 67% returned. 48% of the study area supported the traffic calming plan. Therefore, according to the Traffic Calming Guidebook 52% approval is needed from the focus area to pass the plan. 72% of the focus area voted in favor of a traffic calming plan, which passed the plan.

Of those who supported traffic calming, 74% of the study area supported Option A (pinch points and medians) along with 51% of the focus area. Of those voters in the study area who did not support a traffic calming plan, 52% favored Option A. The next approval standard as defined by the Guidebook required a two-thirds approval from property owners immediately abutting a physical feature. Some areas were identified as not having sufficient support from the abutting property owners to place a traffic calming measure in front of their property. In these locations, those elements of the plan have either been removed, relocated or modified.

Next staff consulted with Mr. DeLeuw to re-evaluate the plan to ensure that it was still consistent with the spirit of the original concept and, as a whole, contains significant traffic calming benefits. The following changes were made:

1. Deletion of raised crosswalks at existing stop sign controlled intersections at Vacation Drive and Bacon Way.
2. Revision of the design at Clover Court to include only a pinch point.
3. Relocation of the raised crosswalk at Quandt Road.
4. Minor re-sizing of the curb bulb east of Barott Road.
5. Revision of the design and relocation of pinch points east of Warner.

Staff also updated the cost estimate to reflect these modifications reducing the project cost to approximately $100,000. The neighborhood match would be $30,000.

Staff is seeking a recommendation from the Commission to recommend approval of the Stanley-Springbrook traffic calming project to Council.

Commissioner Holit said that in his experience, some of the elements could be massaged in the final design phase.

Ms. Greenblat said that when they enter that phase, there would be neighborhood meetings associated with the final drawings.

Chair Ross opened the meeting to public comment on this item.

City of Lafayette Staff Report

For:	Planning Commission
By:	Leah C. Greenblat, Transportation Planner
Date Written:	February 7, 2008
Meeting Date:	February 21, 2008
Subject:	Consideration of an Addendum to the Citywide Master Walkways Plan Project List of a Stanley Boulevard-Springbrook Road Walkway between Camino Diablo and Bacon Way

Introduction

City Staff has been working with residents in the Stanley Boulevard-Springbrook Road neighborhood on speed reduction related issues and developing a neighborhood traffic calming plan. As part of the plan's development, the matter of pedestrian safety was recognized as an issue needing to be addressed. Staff undertook a preliminary engineering evaluation of the street to determine how a walkway could be incorporated. A preliminary walkway plan has been presented to the neighborhood which places a sidewalk on the north side of Stanley Boulevard-Springbrook Road between Camino Diablo and Bacon Way. As part of the recent traffic calming balloting, the residents and property owners were requested to provide an advisory opinion on whether or not they supported a sidewalk along the subject section of the roadway. With a 67% ballots return rate, the residents supported a sidewalk by over 76%. The Circulation Commission is forwarding its recommendation to the City Council to include this project in the Master Walkways Plan Project List. Staff seeks a finding of consistency with the General Plan from the Planning Commission to present to the City Council.

Discussion

The Planning Commission last considered an update to the Master Walkways Plan in February 2006, and at that time the City Council adopted an update of the Plan's Project List.

Walkway is a generic term used in the Plan that refers to a pedestrian facility that typically parallels a roadway. In Lafayette a sidewalk has historically implied a walkway made out of concrete and a pathway is typically meant to be constructed in asphalt or some other non-concrete materials. Both are considered walkways. Generally, projects in the Master Walkways Plan are not far along enough in their development to know what construction materials will be used. The Plan identifies desired links to be made, but does not go into any depth in terms of design detail. This proposed addendum is a

special case where more than the typical pre-design work was needed to determine whether the project could ever be accomplished. Through this pre-design process and interaction with the neighborhood, the residents requested a sidewalk to be consistent with the character of the existing concrete curbing.

The Master Walkways Plan's Project List currently includes a project, just west of the proposed project addendum, to install walkways on both sides of Stanley Boulevard between Pleasant Hill Road to Camino Diablo. The proposed addendum to the project list would extend the existing walkway on the north side of Stanley Blvd. from Camino Diablo to Bacon Way.

Stanley Boulevard-Springbrook Road serves as a neighborhood collector street and provides a link to Walnut Creek. Just west of the proposed project is Acalanes High School. Northeast of the project is Springhill Elementary School, which can be accessed by a pedestrian shortcut at the end of Quandt Road which is at approximately the half-way point of the proposed project. Additionally, a number of neighborhood services are within walking distance for most of the neighborhood: a swim club, pre-school, church and convenience store.

While the proposed project location has no existing designated walking facilities, streets directly adjacent to and of similar character to the proposed project do have sidewalks, e.g. Quandt Road (off of Pleasant Hill Road and off of Stanley Blvd.) and Camino Diablo.

At its meeting on February 4, 2008, the Circulation Commission heard public comments from six speakers, roughly half of whom supported adding the walkway. Speakers not supporting the walkway cited concerns regarding cost, neighborhood character, loss of privacy and safety impacts. Circulation Commissioners cited their interest in providing a safer walking facility for school children as a primary reason for supporting the proposed walkway, draft minutes attached.

General Plan Consistency: The City's General Plan contains several policies supporting the adoption and implementation of the Master Walkways Plan. Within the Circulation Chapter, there is a section specifically related to travel alternatives to automobiles. The Circulation Element also contains at least two goals supporting the addition of proposed project to the Master Walkways Plan's Project List.

> Goal C-6: Provide an attractive, well-designed system of walkways for safe and efficient pedestrian movement in Lafayette. The walkway system should connect residential areas with the local and regional trails system, public transportation, schools, parks and other community amenities, and the Downtown Core area.
>
> Goal C-8: Promote alternatives to the single-occupant automobile.

Staff finds the proposed addendum to the Master Walkways Plan's Project List to be consistent with the General Plan and recommends that the Planning Commission adopt this finding.

Environmental Review: Staff has reviewed the proposed addendum in terms of its environmental impacts as related to the California Environmental Quality Act (CEQA). As a long-range planning document, it is uncertain whether or not each project identified in the plan would be implemented. If a walkway identified in the plan is proposed for development, then implementation of the project would be subject to CEQA and be evaluated at that time for its potential environmental impacts, where applicable, including aesthetics, vegetation and habitat removal, traffic, and soils and geology. Staff has determined that the proposed addendum to the Master Walkways Plan's Project List is not subject to CEQA since it is a planning document only for potential projects adjacent to existing improvements and all planned to be within a developed right-of-way. The addendum to the Walkways Plan's Project List should not result in any significant impacts on the environment and therefore is exempt from CEQA. Should the City Council adopt the addendum, then staff would file a Notice of Exemption with the County Clerk.

Noticing: Staff placed an advertisement in the Lamorinda Sun and sent postcards to all known property owners along and within 300 feet of the proposed project's location. The notice also provided the time and place for the February 4 Circulation Commission meeting, this Planning Commission meeting and the upcoming City Council meeting, tentatively scheduled for March 10, 2008. Additionally, three sign boards were posted in the neighborhood announcing the meetings' dates and locations.

Fiscal Impact

There is no fiscal impact associated with adding the project to the Plan. Staff estimates the cost of construction to be approximately $687,000. Historically, the City Council has funded sidewalk projects through grant funding, for which staff believes this project to be a strong candidate. Staff anticipates that a combination of grants would be necessary to fund the entire project. Depending on when grant funds become available, the project may be constructed in usable segments.

Recommendation

Find the Addendum to the Master Walkways Plan Project List consistent with the adopted General Plan.

Attachments

1. Draft Notice of Exemption
2. Excerpt from February 4, 2008 draft Circulation Commission Minutes
3. Project vicinity map

City of Lafayette
Public Meeting ACTION Agenda
Planning Commission Meeting

Thursday February 21, 2008, 7:00PM
Lafayette Community Center, 500 St. Mary's Road, Manzanita Room

1. CALL TO ORDER

2. ROLL CALL

3. ADOPTION OF AGENDA

4. PUBLIC COMMENTS

5. CONSENT CALENDAR

   A. **GP01-06/RZ01-06CC KO ARCHITECTS (APPLICANT), THE WOODBURY, LLC (OWNER), P1 ZONING:** Request for approval to amend the planned unit development to (1) reduce the project unit count from the approved eighty (80) units to a project of not less than sixty (60) units and (2) make minor changes to the building elevations. The site plan, building footprints and envelopes and landscaping plans will remain unchanged.
   Project Planner: Niroop K. Srivatsa, Tel (925) 299-3206, nsrivatsa@lovelafayette.org
   Recommendation: Continue without consideration to the March 6th meeting
   Action: Continued without consideration to the March 6th meeting

   B. **HDP31-07 STEVEN S. BENETTI (APPLICANT), HAWKS HILL COURT L.P. (OWNER), LR-10 ZONING:** Request for Siting and Massing Determination pursuant to Section 6-2065(a)(8) of the Lafayette Municipal Code (LMC), which must precede application for (1) Hillside Development Permit pursuant to Sections 6-2015 & 6-2065(b)(1) LMC; (2) Design Review approval pursuant to Sections 6-1903 LMC; and (3) Grading Permit approval pursuant to Chapter 3-7 LMC, to construct a new 4,365 sq. ft., two-story single-family residence and garage over 17-ft. in height within the Hillside Overlay District with 877 cubic yards of cut and fill, located at 4 Hawks Hill Ct. APN 167-060-006.
   Project Planner: Steve Buckley, Tel (925) 299-3270, sbuckley@lovelafayette.org
   Recommendation: Continue without consideration to the March 20th meeting to allow the applicant additional time to prepare exhibits and submit to the City.
   Action: Continued without consideration to the March 6th meeting to allow the applicant additional time to prepare exhibits and submit to the City.

6. CONTINUED PUBLIC HEARINGS (NONE)

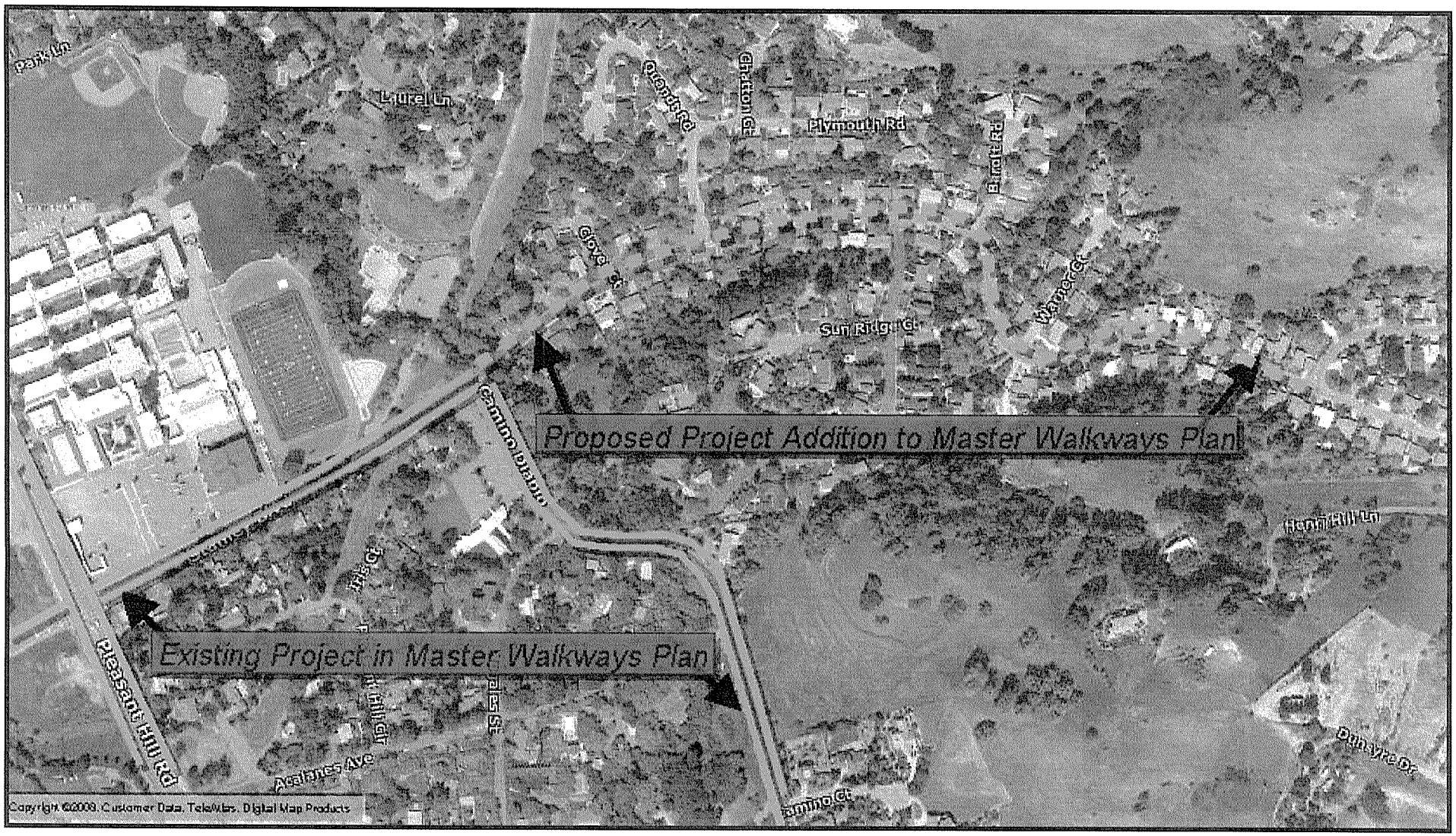
7. NEW PUBLIC HEARINGS (Estimated start time 7:05 PM)

   A. **MASTER WALKWAYS PLAN PROJECT LIST ADDENDUM**: Consideration of an Addendum to the Citywide Master Walkways Plan Project List of Stanley Boulevard-Springbrook Road Sidewalk
   Project Planner: Leah Greenblat (925) 299-3229, lgreenblat@lovelafayette.org
   Recommendation: Find the Addendum to the Master Walkways Plan Project List consistent with the adopted General Plan.
   Action: Found the Addendum to the Master Walkways Plan Project List consistent with the adopted General Plan.

   B. **GP03-04 CITY OF LAFAYETTE (APPLICANT):** Amendment to General Plan Map I-1 to reclassify three properties (APN 232-140-014, 232-150-027, and 232-150-028) located on Deer Hill and Pleasant Hill roads from Administrative/Professional/Office/Multifamily Residential to Rural Residential Single Family and/or Low Density Single Family. The Planning Commission may also

* Estimated time for consideration is given as a service to the public. Please be advised that an item on the agenda may be considered earlier or later than indicated.

Visit www.lovelafayette.org to download staff reports for items on this agenda. Click on the Agenda Packet link beneath Planning Commission on the right-hand side of the City of Lafayette homepage.



Vicinity Map of Stanley Blvd.-Springbrook Rd.

N

300ft

CityGIS

Copyright © 2006 All Rights Reserved. The information contained herein is the proprietary property of the contributor supplied under license and may not be approved except as licensed by Digital Map Products.